

DEPARTMENT OF
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CITY HALL
PALOS VERDES ESTATES
CALIFORNIA 90274

NEGATIVE DECLARATION

CITY OF PALOS VERDES ESTATES, CALIFORNIA

GENERAL PLAN SCENIC HIGHWAYS ELEMENT

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Project Description

This project consists of the adoption of the scenic Highways Element of the General Plan of the City of Palos Verdes Estates, California as required by the State of California Government Code Section 65302.

FINDINGS

In view of the fact that the conclusions of the Scenic Highways Element do not propose any adverse alterations to the environment as defined under the California Environmental Quality Act it is hereby determined that this project will not have a significant effect on the environment.

INITIAL STUDY

The initial study for this project is the second draft of the proposed Scenic Highway Element, prepared by George Taylor, Director of Public Works/Planning Director of the City of Palos Verdes Estates. Copies of the initial study can be obtained from the office of the Director of Public Works, 340 Palos Verdes Drive West, Palos Verdes Estates, California 90274.

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CITY OF PALOS VERDES ESTATES

SCENIC HIGHWAYS ELEMENT

Palos Verdes estates -- City planning
City planning -- California
Palos Verdes estates -- Streets
Streets -- Ca -- Palos Verdes estates

SCENIC HIGHWAYS ELEMENT

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SCENIC HIGHWAYS ELEMENT

INTRODUCTION

Authority for Scenic Highways Element

The State of California Government Code Section 65302 (h) requires a scenic highways element of all city general plans as follows:

The plan shall include a "scenic highway element for the development, establishment, and protection of scenic highways pursuant to the provisions of Article 2.5 (commencing with Section 260) of Chapter 2 of Division 1 of the Streets and Highways Code."

Scope

The General Plan Guidelines of the California Council on Intergovernmental Relations give the following direction in the development by cities of the Scenic Highways Element:

This element provides for the local planning for official and unofficial scenic highways. Official scenic highways are so designated by the State Scenic Highway Advisory Committee after plans have been adopted and submitted by the local jurisdiction. Highways eligible for such designation are listed in the Streets and Highways Code Section 263. Official County Scenic Highways are also designated by the State Scenic Highway Advisory Committee upon application from the local jurisdiction.

Standards for official designation of scenic highway rest on the analysis, planning and protection of the scenic corridor through which the highway traverses. The Department of Transportation has prepared a guide on official scenic highway designation which is available at their local district offices.

MEMORANDUM

TO: THE SECRETARY OF DEFENSE

FROM: THE SECRETARY OF THE ARMY

SUBJECT: [Illegible]

[Illegible]

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The scenic highways element is the initial step leading toward the official designation as a scenic highway. As such, the element provides the basis for the preparation of specific scenic corridor plans. The element is not a scenic highway corridor study, but rather provides the basis for scenic corridor studies by the Department of Transportation or by the local jurisdiction. For cities and counties in which a scenic corridor study has been completed, the element may be a more specific plan or set of policies to protect and enhance the scenic corridor.

Although the emphasis of the scenic highway element is on the designation of state highway routes as "scenic" routes, this does not preclude local agencies from developing and adopting local scenic routes, for example:

- A. Identification and evaluation of scenic corridors in the planning area, consideration of special features such as entryways, river or bay front highways, park drives, and similar important natural or landscaped and beautified arterials. Inclusion of a bikeway system with the scenic highway corridor may be considered.
- B. Statement of policy with diagram-map indicating the communities scenic highway system and the routes therein.
- C. Guide to implementation measures.

Existing Highway System

The City has no state or interstate highways within its limits. The only "through city" streets are Palos Verdes Drive North and Palos Verdes Drive West. This arterial carries approximately 27,000 vehicles daily and provides access from the community to the commercial and industrial areas of the greater Los Angeles area.

Scenic Highway Potential Area

The entire community of Palos Verdes Estates offers the potential for scenic drives. The County of Los Angeles has designated a circle system in the Peninsula area including portions of Palos Verdes Drive North as second priority scenic highways. The full length of Palos Verdes Drive West represents part of the Malibu to Long Beach scenic route under the County system.

Palos Verdes Estates' Actions

Palos Verdes Estates has acted to complement projected scenic ~~highways~~ drives in the area by regulating land use along its portion of Palos Verdes Drive North and West as well as all other streets. This control was accomplished through long standing City and Homes Association actions, including regulations on architecture, landscaping, building setbacks and parkway and parkland use controls. The City has also caused the undergrounding of utilities along portions of Palos Verdes Drive West and hopes to complete all undergrounding in the near future. The City prohibits advertising signs of all kinds along Palos Verdes Drive North and Palos Verdes Drive West, except on a controlled and extremely limited basis.

Highway Beautification

Palos Verdes Estates has committed itself to maintaining the existing scenic corridors on all of its streets. In addition, the Homes Association has exercised exemplary taste in regulating the architecture and landscaping of all developments within the City.

Existing zoning regulations limit the size, location and type of on-site signs to a maximum of 35 square feet per business.

Shoreline Preserve

Palos Verdes Estates has obtained from the State of California a Tideland Grant for the protection, preservation, and conservation of the Tideland areas along its boundaries. In addition the City has created a Shoreline Preserve on the City owned property consisting of approximately 130 acres adjacent to the Tidelands. The prime objective of the masterplan for this preserve is to preserve and maintain its natural state: favor current limited recreational uses: and support expanded educational and scientific activities. This preserve has thereby created a very pleasing area and the view of this area from the surrounding streets is a definite asset.

IMPLEMENTATION OF ELEMENT

General Comments

The City of Palos Verdes Estates has, since its inception, maintained the highest degree of scenic corridors on all of its streets, parkways and parklands. The Homes Association in turn has maintained the same degree of control on development of private property throughout the City. This policy of development and maintenance will undoubtedly be continued in the years to come.

The generally hilly terrain of the area does not lend itself to extensive widening of scenic corridors without adverse effects on private properties, parkways and parklands.

Conclusions

In order to implement the Scenic Highways Element of the General Plan of the City of Palos Verdes Estates the following steps or actions should be taken:

1. Work with neighboring jurisdictions to upgrade and beautify all highways.
2. Underground all utility systems within the City as monies become available and as approved by adjacent property owners.
3. Provide for the planting of street trees along all roadways in the City.
4. Regulate all on-site signs and prohibit off-site signs in all residential and commercial areas.
5. Consider views from the highways in all commercial developments, and require landscaped areas in all parking lots.
6. Limit the height of all construction to two and one half stories where view may be unfavorably affected.
7. Enforce the City's zoning requirements relative to outdoor signs.
8. Work with the commercial community to emphasize the positive factors in a program of highway beautification.
9. Study and evaluate the possible affect on highways from a scenic standpoint during the course of preparation of environmental impact reports for major projects in Palos Verdes Estates.

BIBLIOGRAPHY

California Council in Intergovernmental Relations, General Plan Guidelines, September 1973

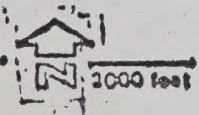
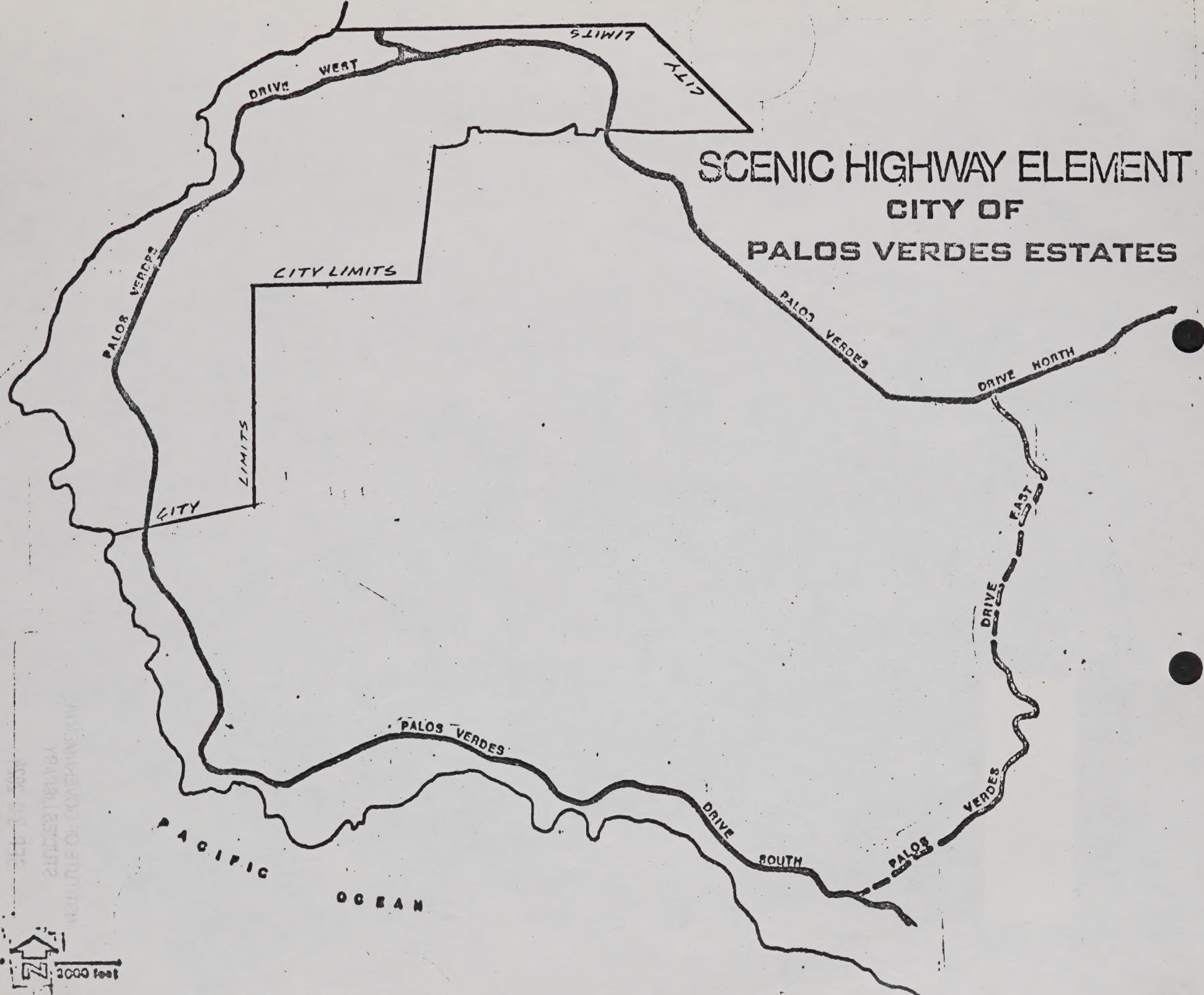
County of Los Angeles, Preliminary Scenic Highway Element, General Plan, Plan, July 17, 1974

City of Palos Verdes Estates Master Plan for Palos Verdes Estates Shoreline Preserve - March 10, 1970

Introduction

The purpose of this report is to provide a comprehensive overview of the current state of the market for [illegible] and to identify the key factors influencing its growth. The report is organized into five main sections: [illegible], [illegible], [illegible], [illegible], and [illegible]. The first section provides a general overview of the market, while the subsequent sections delve into more specific aspects of the market, including [illegible], [illegible], and [illegible]. The final section provides a summary of the findings and offers recommendations for future research and action.

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